143.0	0008	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,700 / 684,700
					USE VALUE:	684,700 / 684,700
					ASSESSED:	684,700 / 684,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		SPRING AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUPILLAS KEVIN C & RACHEL R
Owner 2:	
Owner 3:	
Street 1:	64 SPRING AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WIDELL DAVID W--ETAL -
Owner 2:	WIDELL-AUBREY SARAH J -
Street 1:	64 SPRING AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,864 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4864.000	228,600	3,400	452,700	684,700
Total Card	0.112	228,600	3,400	452,700	684,700
Total Parcel	0.112	228,600	3,400	452,700	684,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.64 | /Parcel: 548.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93295

GIS Ref

GIS Ref

Insp Date 11/14/08

!11158!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0008-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,700	3400	4,864.	452,700	684,800	684,800	Year End Roll	12/18/2019
2019	101	FV	198,200	3400	4,864.	424,400	626,000	626,000	Year End Roll	1/3/2019
2018	101	FV	198,200	3400	4,864.	350,900	552,500	552,500	Year End Roll	12/20/2017
2017	101	FV	198,200	3400	4,864.	322,600	524,200	524,200	Year End Roll	1/3/2017
2016	101	FV	198,200	3400	4,864.	294,300	495,900	495,900	Year End	1/4/2016
2015	101	FV	193,400	3400	4,864.	288,600	485,400	485,400	Year End Roll	12/11/2014
2014	101	FV	193,400	3400	4,864.	268,200	465,000	465,000	Year End Roll	12/16/2013
2013	101	FV	177,900	3400	4,864.	255,200	436,500	436,500		12/13/2012

PRINT

Date	Time
12/11/20	01:21:36

LAST REV

Date	Time
10/17/19	18:28:10
danam	
11158	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WIDELL DAVID W-	65350-131		5/12/2015		618,000	No	No		
PRESS GIL/ETAL	23406-249		7/9/1993		187,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	738	Porch	6,800	C				
6/16/2015	743	New Wind	13,350		6/16/2015			Install 24 replace
8/9/2012	1005	Redo Kit	21,100					

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2015	Permit Insp	PC	PHIL C
1/31/2013	Info Fm Prmt	BR	B Rossignol
11/14/2008	Meas/Inspect	355	PATRIOT
12/11/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93295
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4864		Sq. Ft.	Site		0	80.	1.16	9									452,737						452,700	

Total AC/HA: 0.11166 | Total SF/SM: 4864 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 452,737 | Spl Credit | Total: 452,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310600
Depreciation:	81998
Depreciated Total:	228602

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

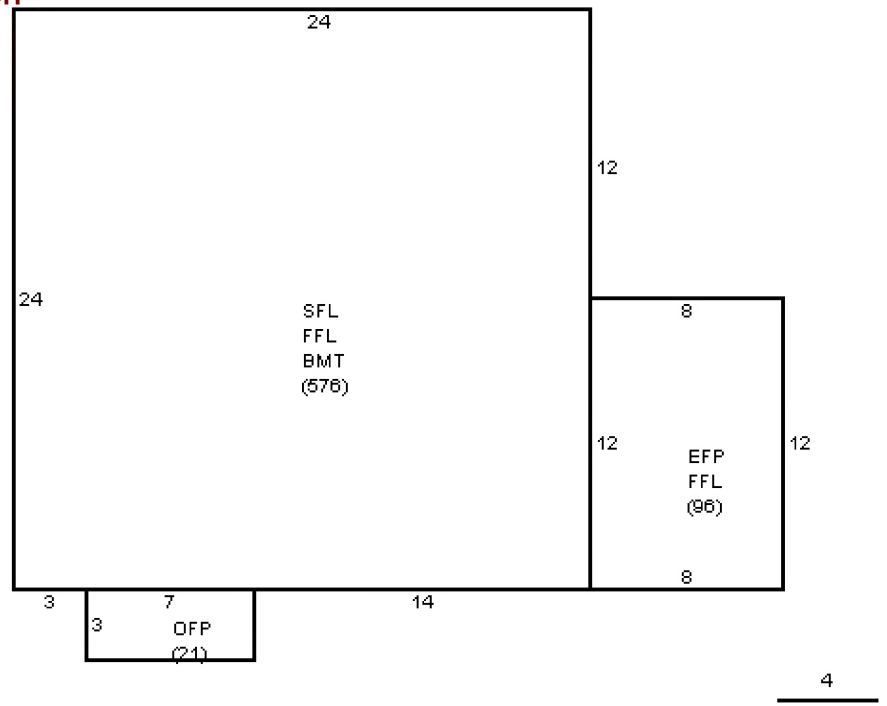
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	117.77
Final Total:	228600	Val/Su SzAd	183.17

SKETCH



SUB AREA

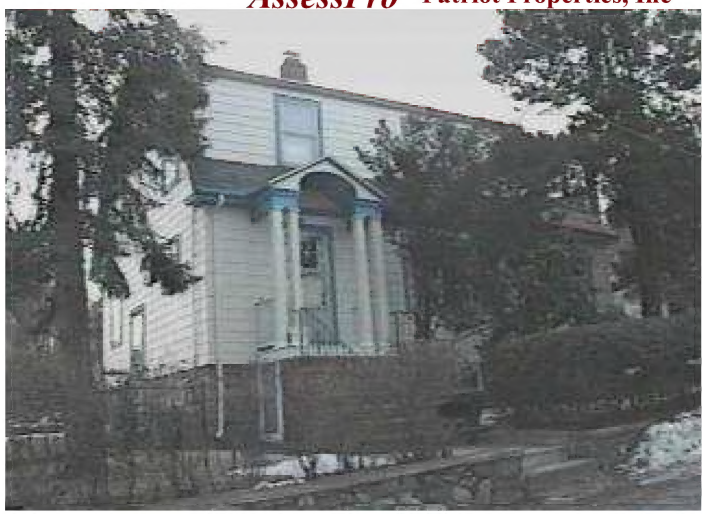
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	165.380	111,132
BMT	Basement	576	49.610	28,577
SFL	Second Floor	576	165.380	95,256
EFP	Enclos Porch	96	54.470	5,229
OFP	Open Porch	21	43.120	906
	Net Sketched Area:	1,941	Total:	241,100
Size Ad	1248	Gross Are	1941	FinArea 1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0008-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1930	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400